



**US 42 FLORENCE PROMENADE/TOBACCO WAREHOUSE  
PROPOSED WAL-MART  
PROJECT INFORMATION/TIMELINE (Updated 6/2/2007)**

**General Description**

Wal-Mart is proposing to develop a 185,000 square foot super-store on 32 acres on the south-east side of US 42 between Gunpowder Road and Weaver Road as an expansion of the existing Florence Promenade Development. A request has been made to the City to annex 26 acres of the 32 acre parcel that is not currently incorporated. The 26 acres proposed for annexation is owned by B & K Leasing and Land Company, LLC, and Sabino Baluyot and Agustina Baluyot.

**Site Zoning**

The site is currently zoned I-1. The I-1 zoning allows various types of industrial development to occur on the site at this time without City oversight or approval by City Council. A zone change to C-2/PD (Commercial Two-Planned Development) is proposed.

**Development Process Steps**

The process established by state law that the City of Florence and the Boone County Planning must follow when considering this request is as follows:

- **Step 1:** On **May 1, 2007** the developer described the development and asked the City of Florence to consider annexing the site during a City Council caucus meeting.
- **Step 2:** The City of Florence took first the first reading of an ordinance to annex the property on **May 8, 2007**. Final annexation approval, by second reading, will not be considered by the City until a recommendation is received from the Boone County Planning Commission concerning the zone change request.

- **Step 3:** The developer submitted their zone change request to the Boone County Planning Commission for consideration on or around **May 11, 2007**. The zone change request process at the Boone County Planning Commission will take approximately 90 days to complete.
- **Step 4:** The Boone County Planning Commission schedules and then conducts a public hearing on the request. Prior to the public hearing, notification will be sent to all abutting property owners, notice will be posted on the property where the zone change is proposed, and a notice will be published in the Boone County Recorder. The notice will indicate the nature of the request, and the date, time, and place where the public hearing will be held. The public hearing, to establish the record of evidence for the rezoning, will be held **at Burlington Elementary on July 5, 2007 at 7:30 p.m.** and, will serve as the general public's opportunity to offer input on the proposed request.
- **Step 5:** Following the public hearing, the Boone County Planning Commission will assign the request to the Zone Change Committee to work on refining, and improving the proposed project.
- **Step 6:** The Boone County Planning Commission Zone Change Committee makes a recommendation of approval or denial to the full Planning Commission on the request.
- **Step 7:** The full Boone County Planning Commission votes on the zone change request. The decision made by the Boone County Planning Commission is made in the form of a recommendation to the City of Florence to approve a request as submitted, approve with conditions, or to deny a request. The recommendation is then forwarded to the City of Florence City Council who will make the final decision concerning the request.
- **Step 8:** The City of Florence receives the request from the Boone County Planning Commission and assigns it to the Florence Planning and Zoning Committee of City Council.
- **Step 9:** The Florence Planning and Zoning Committee of City Council will study the recommendation from the Boone County Planning Commission and make a recommendation to the full City Council to approve the request as recommended by the Planning Commission, approve the request with additional conditions, or overturn the recommendation from the Boone County Planning Commission.
- **Step 10:** Florence City Council receives the recommendation from the Florence Planning and Zoning Committee and a decision is made on the

zone change request. Approval of the zone change requires an ordinance to be read and voted on at 2 City Council meetings. The City of Florence has 90 days from the date of the Boone County Planning Commission decision to make a final decision on the request. If no decision is made within the 90 day period the Boone County Planning Commission decision becomes law.

- **Step 11:** If the zone change request is approved; the annexation ordinance would then be given second reading and voted on the final time at the same meeting as the final zoning approval.